

**READINGTON TOWNSHIP ZONING BOARD OF ADJUSTMENT MINUTES
VIRTUAL REORGANIZATION AND REGULAR MEETING
January 20, 2022**

The Meeting was called to order by Attorney Warner at 7:30 p.m. stating that the requirements of the Open Public Meetings Act have been met and that this meeting had been duly advertised.

IN AN EFFORT TO FOLLOW BEST PRACTICES RECOMMENDED BY THE CDC, THIS MEETING WILL BE CONDUCTED VIRTUALLY FOR ALL BOARD MEMBERS, BOARD PROFESSIONALS, APPLICANT AND APPLICANT'S TEAM, ANY INTERESTED PARTIES AND MEMBERS OF THE PUBLIC. MEMBERS OF THE PUBLIC ARE INVITED TO VIEW MEETINGS LIVE USING WEBEX WHICH ALLOWS THEM TO "RAISE A HAND" AND CONTRIBUTE WITH VOICE AND VIDEO DURING THE PUBLIC PORTIONS OF THE MEETING. MEMBERS OF THE PUBLIC WHO ARE CALLING IN BY PHONE WILL ALSO HAVE THE OPPORTUNITY TO CONTRIBUTE WHEN CALLED UPON TO SPEAK.

SWEARING IN OF NEW MEMBERS

Attorney Warner swore in the new Board members as follows:

Karen Mittleman (Regular Member)
Meredith Goodwin (Regular Member)
Emanuel Bola (Regular Member)
Christopher Roglieri (Alt#2)

ROLL CALL

Albrecht, C.
Bola, E.
Goodwin, M.
Hendry, D.
Kirk, T.
Mittleman, K.
Maurer, C.
Nees, S.
Roglieri, C.

Others Present:

Board Attorney Steven Warner, Esq., Board Planner Michael Sullivan, Board Engineer Rob O'Brien, and Board Secretary Ann Marie Lehberger

NOMINATION AND ELECTION

Nomination of Board Chair

Ms. Goodwin moved, and Ms. Kirk seconded, a motion to appoint Christina Albrecht as the Board Chair for 2022. The motion carried unanimously.

Chair Albrecht took over the meeting.

Nomination of Board Vice Chair

Ms. Mittleman moved, and Ms. Goodwin seconded, a motion to appoint Tracy Kirk as the Board Vice Chair for 2022. The motion carried unanimously.

Nomination of Board Secretary

Ms. Mittleman moved, and Ms. Goodwin seconded, a motion to appoint Ann Marie Lehberger as the Board Secretary for 2022. The motion carried unanimously.

SELECTION OF BOARD PROFESSIONALS

Board Attorney - Steven K. Warner, Esq. Ventura, Miesowitz, Keough & Warner, P.C.

Board Planner - Michael Sullivan, Clarke Caton Hintz

Board Engineer - Robert S. O'Brien, Van Cleef Engineering Associates

Traffic Engineer - Jay Troutman, McDonough & Rea Associates

Environmental Consultants - Princeton Hydro

Ms. Kirk moved, and Ms. Mittleman seconded, a motion to approve the Board Professionals for 2022. The roll call vote follows:

Member	Motion	2nd	Yes	No	Abstain	Absent	Not Eligible	Recused
Bola			X					
Goodwin			X					
Hendry			X					
Kirk	X		X					
Mittleman		X	X					
Nees			X					
Albrecht			X					
Maurer (Alt #1)			X					
Roglieri (Alt #2)			X					

APPROVAL OF CALENDAR FOR 2022

Ms. Goodwin moved, and Ms. Mittleman seconded, a motion to approve the 2022 calendar. The roll call vote follows:

Member	Motion	2nd	Yes	No	Abstain	Absent	Not Eligible	Recused
Bola			X					
Goodwin	X		X					
Hendry			X					
Kirk			X					
Mittleman		X	X					
Nees			X					
Albrecht			X					
Maurer (Alt #1)			X					
Roglieri (Alt #2)			X					

SELECTION OF TECHNICAL REVIEW COMMITTEE

Mr. Nees and Mr. Bola and Mr. Roglieri volunteered for the 2022 Technical Review Committee. Ms. Mittleman will be an alternate as needed.

SELECTION OF NEWSPAPERS FOR PUBLICATION

Hunterdon County Democrat
Courier News
Star Ledger
Hunterdon Review
Express Times

Ms. Mittleman moved, and Ms. Goodwin seconded, a motion to approve the newspapers for 2022. The roll call vote follows:

Member	Motion	2nd	Yes	No	Abstain	Absent	Not Eligible	Recused
Bola			X					
Goodwin		X	X					
Hendry			X					
Kirk			X					
Mittleman	X		X					
Nees			X					
Albrecht			X					
Maurer (Alt #1)			X					
Roglieri (Alt #2)			X					

ADOPT 2022 BYLAWS

Ms. Mittleman noted one typographical error.

Ms. Goodwin moved, and Ms. Hendry seconded, a motion adopt the 2022 Bylaws as amended. The roll call vote follows:

Member	Motion	2nd	Yes	No	Abstain	Absent	Not Eligible	Recused
Bola			X					
Goodwin	X		X					
Hendry		X	X					
Kirk			X					
Mittleman			X					
Nees			X					
Albrecht			X					
Maurer (Alt #1)			X					
Roglieri (Alt #2)			X					

APPROVAL OF MINUTES

Mr. Roglieri abstained

Ms. Mittleman moved, and Mr. Bola seconded, a motion to approve the October 21, 2021, minutes. The motion carried unanimously.

RESOLUTIONS

Vincent Randazzo

Block 95 Lot 2 – 730 Route 202

Appl# ZB20-006-Appeal of Decision of Zoning Officer – Billboard

Dismissal without Prejudice- Resolution of Dismissal may be adopted

Dawn Nagy was present and requested that the Board not dismiss the application this evening. Ms. Nagy was sworn. Ms. Nagy explained that due to the nature of the family business, the applicant could not be present because they were working to clear ice and snow from the storm. Ms. Nagy also explained that the family had all been sick with Covid for several weeks.

Board Attorney Warner explained the reasons under the Municipal Land Use Law in which the Board can dismiss an application that is pending before them as follows:

1. Requesting serial adjournments of the case. It was noted that the Applicant had requested adjournments of the matter.
2. Failing to satisfy a significant deficiency in and failing to replenish the escrow account in accordance with the Municipal Land Use Law and Land Development Ordinance requirements. It was noted that the Applicant's escrow account was currently deficient.
3. Failing to provide timely necessary extensions to the Board of the statutory time to act. It was noted that the Applicant did provide an extension of time to act beyond January 31, 2022, shortly before this meeting.

The Board discussed and agreed to table the immediate dismissal, without prejudice, of the application, on the conditions that the Applicant:

1. Satisfy all deficiencies and replenish in full the significantly deficient escrow account, in accordance with the Municipal Land Use Law and Land Development Ordinance requirements, by no later than February 15, 2022.
2. Prosecute to completion the balance of the application, specifically the appeal of the decision of the Zoning Officer to deny the permit to continue to use the subject billboard sign, at the February 17, 2022, meeting.

Ms. Hendry moved, and Mr. Nees seconded, a motion to table the immediate dismissal of the application with the conditions as discussed. The roll call vote follows:

Member	Motion	2nd	Yes	No	Abstain	Absent	Not Eligible	Recused
Bola			X					
Goodwin				X				
Hendry	X		X					
Kirk			X					
Mittleman			X					
Nees		X	X					
Albrecht			X					
Maurer (Alt #1)							X	
Roglieri (Alt #2)							X	

ADJOURNMENT

Ms. Albrecht moved, and Ms. Mittleman seconded, a motion to adjourn. The motion carried unanimously, and the meeting was adjourned at approximately 8:30 p.m.

Respectfully submitted,
Ann Marie Lehberger
Zoning Board Secretary